



MAYOR AND COUNCIL AGENDA

NO. 10 DEPT.: Community Planning and Development Services DATE PREPARED: 9/12/05
STAFF CONTACT: Robin D. Ziek, Preservation Planner II FOR MEETING OF: 9/26/05

SUBJECT: Authorization to file zoning map amendment to add an overlay historic district zone at 315 Baltimore Road.

RECOMMENDATION: Authorize filing of zoning map amendment to change the zoning at 315 Baltimore Road from R-60 to R-60(HD).

DISCUSSION: The Historic District Commission (HDC) evaluated the significance and criteria for eligibility for designation of 315 Baltimore Road as a Historic District at its September 15, 2005 meeting. The HDC unanimously recommended that the property located at Block 3, lots 24, 25, 26 of the Rockville Park Subdivision be designated a Historic District in the City of Rockville. (See Attachment 2 for boundaries.) The HDC found that the proposed historic district is significant for its association with the cultural and historic heritage of Rockville, and that the Victorian-style dwelling, built ca. 1900, represents the expansion of middle class home ownership opportunities on the east side of the B&O Railroad line, consistent with national suburban growth.

Correspondence is attached from Dr. Catherine McAlpine Eig (property owner) nominating the property for historic designation (see Attachment 5).

Next Steps: Application to be reviewed by the Planning Commission on October 12, 2005 for recommendation prior to the Mayor and Council's Public Hearing, tentatively scheduled for October 24, 2005.

PREPARED BY: Robin D. Ziek
Robin D. Ziek, Preservation Planner

9.20.05
Date

APPROVE: R. James Naselak
Jim Wasilak, Chief of Planning

9.20.05
Date

APPROVE: Arthur D. Chambers
Arthur D. Chambers, AICP, Director, CPDS

9/20/05
Date

APPROVE: Scott Ullery
Scott Ullery, City Manager

9/20/05
Date

LIST OF ATTACHMENTS:

1. Staff Recommendation Memo
2. Map of 315 Baltimore road Proposed District Boundaries
3. MHT Research form
4. Excerpt from HDC Meeting Minutes September 15, 2005
5. Nomination request from owner
6. Correspondence from other organizations and citizens



STAFF RECOMMENDATION

September 8, 2005

TO: Historic Preservation Commission

FROM: Robin D. Ziek, Historic Preservation Planner

SUBJECT: Evaluation of Significance to Rockville of 315 Baltimore Road

DESCRIPTION: Rockville Park Subdivision, Block 3, Lot 24, 25, 26

OWNER: Richard and Catherine Eig
303 Baltimore Road
Rockville, MD 20850

STAFF RECOMMENDATION: Based on an assessment of the history and architecture of the site, Staff finds that this property meets adopted Rockville Criteria I - C and D; II - A and E for a local historic district.

Architectural Significance

The house at 315 Baltimore Road is a front-gable wood frame house with a side-gable wing to the west that was built at the end of the 19th century. The house is clad with German siding with a broad bevel, and subsequent additions used German siding that's a close, but not exact, match. The gable ends visible from Baltimore Road are clad with octagonal wood shingles, while the gable end at the rear, with a similar frieze board, is clad with German siding. The roof has the original metal shingles. The house exhibits both Victorian and Colonial Revival style elements, and reflects popular design and technology (such as public utilities) available at the end of the 19th century. The house is a good example of the middle class homes built in Rockville's expansion east of the B&O Railroad tracks, as it grew from a small county seat into the third largest city in Maryland.

Cultural and Social Significance

The house illustrates national development trends at the turn of the 19th/20th century. The social history of the house illustrates the strong local character of the City, as long-established families participated in the expansion of Rockville, buying lots and new homes for both

investment and as residences. This also illustrates the aspect of the suburban vision as “small town living” as the new homes and properties in the new subdivisions were similar in character and feel to the existing homes in the City.

Archeological resources: Low potential

There is some potential for finding late 19th and early 20th century artifacts on the property through normal loss and discard patterns. A one-story outbuilding in the rear yard is depicted on the 1924 Sanborn Maps, near the southeast corner of the house. This area is currently planted with grass and shrubs. Archaeological investigations may provide some information on function. However, the paths, walls and non-original garage all indicate a measure of ground disturbance.

**CITY OF ROCKVILLE
HISTORIC DISTRICT DESIGNATION CRITERIA
315 Baltimore Road**

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

A. Is the site of a significant historic event?

No, this is not the site of a significant event.

B. Is identified with a person or a group of persons who influenced society?

No, this is not identified with a person or group who influenced society.

C. Does it exemplify the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in Management Plan)

Yes. Under Rockville's historic resources Management Plan, Context #6: Maturation and Expansion of the County Seat, 1873-1931, this property illustrates the growth of the City "from a small county seat ...to a larger, more sophisticated one." The property also illustrates the continuity of families in Rockville through generations, as long-term residents participated in the subdivision process (through both investment speculation and buying property to live in). As one of the relatively few Victorian homes built in this early subdivision of the City, it illustrates the architectural style of the day, and the use of public utilities (with its compact plan).

D. Has it character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation?

Yes, the property illustrates the development of Rockville in the late 19th century, as the City grew with a dual image: a growing County seat and strong municipality, and a desirable suburb of Washington, D.C. It also illustrates the vision of the new suburbs as the "small town."

II. Architectural and design significance:

A. Does it embody the distinctive characteristics of a type, period or method of construction?

Yes. The wood frame structure illustrates the Victorian ideal of pattern, even with the use of manufactured "stock" items, such as the front door. The massing of the house also conforms with the Victorian ideal of reaching out to the landscape, even while the tight floor plan provided greater efficiency for the use of public utilities.

B. Does this represent the work of a master?

No.

C. Does this possess high artistic values?

No.

D. Does this represent a significant and distinguishable entity whose components may lack individual distinction? *This applies to multi-site historic districts, and is not applicable in this case.*

E. Does this represents an established or familiar visual feature of the neighborhood community or county due to its singular physical characteristic or landscape.

Yes, as one of the early Victorian homes built in the first subdivision in East Rockville. Situated on a corner lot, the house provides a good example of the country home set in its landscape, in accordance with the philosophical basis for the new suburban communities.

III. Structural Integrity:

"Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)

"Minor alterations" (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.

"Original or near original condition" (all changes reversible):

The house retains a great proportion of original fabric (i.e., German siding, metal roof shingles, porch flooring, front door, windows), and it retains the original massing. Changes over time that have their own merit include the rear two-story addition in the southwest area, while the addition of the family room at the southeast corner is reversible (the back wall was retained in the dining room, although a rear window was replaced with double doors).

Outbuildings present and recognizable

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

By 1906, the property consisted of three lots, providing ample garden space around the house, and consistent with the development pattern of other similar homes near by. The mature landscape on the property adds shade and character for the house and the neighborhood.

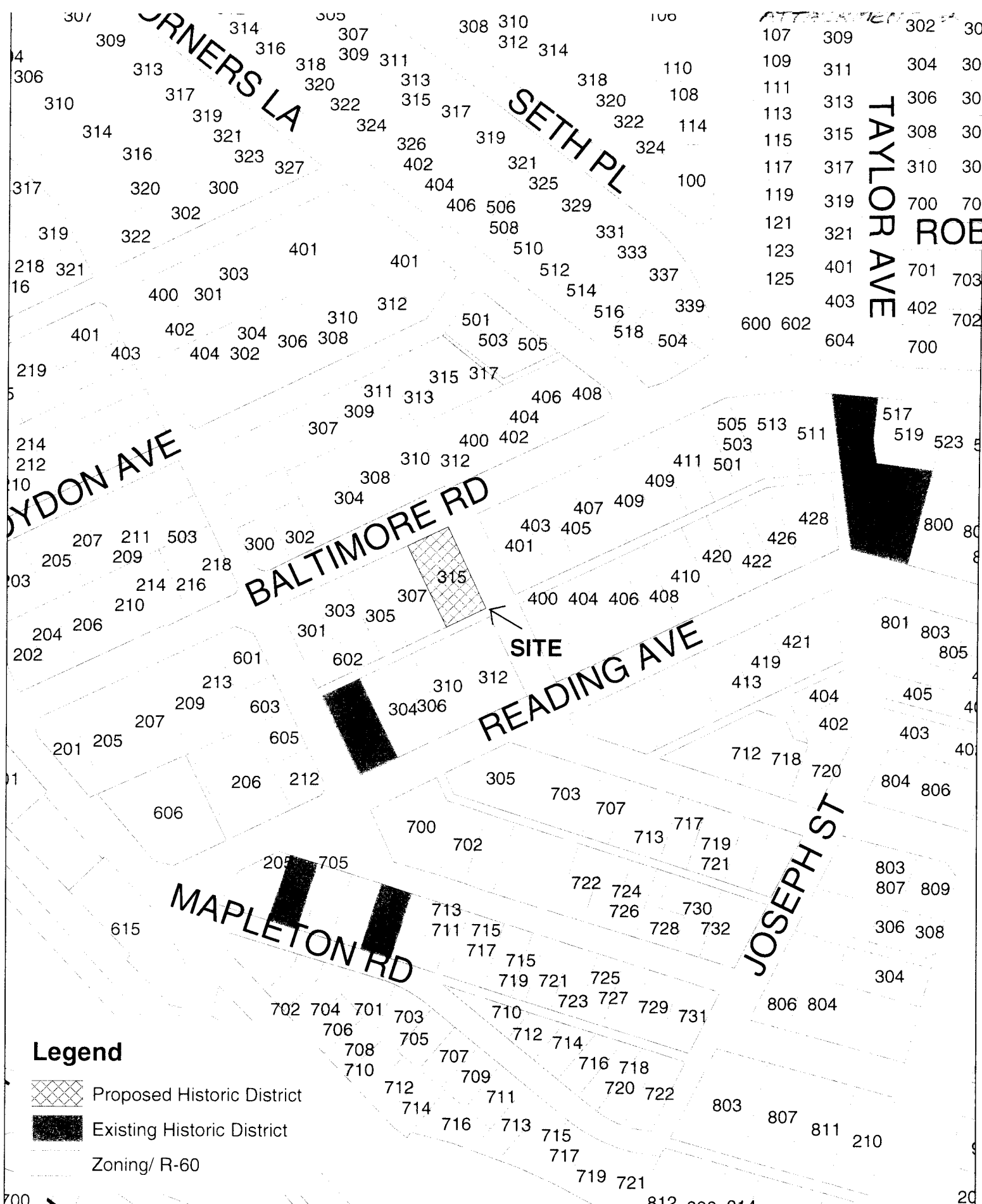
If the site is found to meet one or more criteria and possesses sufficient integrity, it is eligible to be recommended to the Mayor and Council as a potential historic district or landmark site. Determine the level of site significance and list the applicable criteria for the recommendation.

IV. Level of site significance: (Check those that apply)

Local: *The house exemplifies the degree to which Rockville followed national urban growth patterns in the late 19th century.*

State

National:



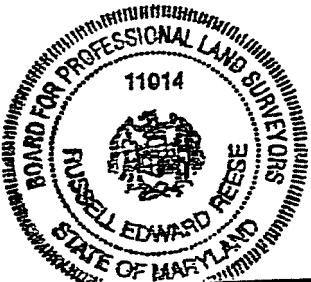
CITY OF ROCKVILLE
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

MAP AMENDMENT 2005-00094
315 BALTIMORE ROAD



ATTN: Eleanor

FROM: Catharine McQueen EIC

BALTIMORE ROAD
VARIED WIDTH R/WN
PLAT No. 19585MAPLE AVENUE
60' WIDE R/WPUBLIC ALLEY
VARIED WIDTH R/W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

RUSSELL E. REESE, REGISTERED DATE 4-20-04
PROFESSIONAL LAND SURVEYOR MD No. 11014

MADDOX
INCORPORATED

ENGINEERS • SURVEYORS

100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2899
(301) 782-9001

LOCATION DRAWING

LOTS 24, 25 & 26
BLOCK 3ROCKVILLE PARK
PLAT BOOK A PAGE 53

CITY OF ROCKVILLE
ELECTION DISTRICT No. 4
MONTGOMERY COUNTY, MARYLAND

NOTES: 1. OFFSET DIMENSIONS ARE ACCURATE TO + OR - 0.2'

2. A TITLE REPORT WAS NOT FURNISHED.

3. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON COMMUNITY-PANEL No. 240051-0004B OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKVILLE, MARYLAND, DATED 01-05-1978. FLOOD ZONE "C" IS DESIGNATED AS AN AREA OF MINIMAL FLOODING.

4. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

5. LEGEND: O.H. - BUILDING OVERHANG; B.W. - BAY WINDOW; CHM. - CHIMNEY; BR. - BRICK; BLK. - CONCRETE BLOCK; FR. - FRAME; SH. - STAIRWELL; MTL. - METAL; ● - PROPERTY MARKER FOUND; —○— WOOD FENCE; —*—*— METAL FENCE; —□— WELL; —○— COVERED/ENCLOSED

6. SURFACES: CONCRETE - [Pattern]; ASPHALT - [Pattern]; GRAVEL - [Pattern]; FRAME - [Pattern]; BRICK - [Pattern]; COVERED/ENCLOSED - [Pattern]

7. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

FILE NAME: LD.DWG

DWG. BY R.E.R.

CHK. BY R.E.M.

FIELD DATE 04/15/04

SCALE: 1" = 30'

JOB No. 04018

7

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M26/13/___

1. Name of Property (indicate preferred name)

historic Rabbitt/ Ray House
other Calantonio-Eig House

2. Location

street and number 315 Baltimore Road ___ not for publication
city, town Rockville ___ vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Richard and Catherine Eig
street and number 303 Baltimore Road telephone 301-315-0675
city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber 29821 folio 727
city, town Rockville tax map GR42 tax parcel Block 3, lot 24, 25, 26 tax ID number 205623

5. Primary Location of Additional Data

___ Contributing Resource in National Register District
___ Contributing Resource in Local Historic District
___ Determined Eligible for the National Register/Maryland Register
___ Determined Ineligible for the National Register/Maryland Register
___ Recorded by HABS/HAER
___ Historic Structure Report or Research Report at MHT
___ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count	
___ district	___ public	___ agriculture	Contributing	Noncontributing
<u>X</u> building(s)	<u>X</u> private	___ landscape	<u>1</u>	<u>1</u> buildings
___ structure	___ both	___ commerce/trade	___	___ sites
___ site		___ defense	___	___ structures
___ object		<u>X</u> domestic	___	___ objects
		___ education	<u>1</u>	<u>1</u> Total
		___ funerary		
		___ government		
		___ health care		
		___ industry		
		___ recreation/culture		
		___ religion		
		___ social		
		___ transportation		
		___ work in progress		
		___ unknown		
		___ vacant/not in use		
		___ other:		

Number of Contributing Resources previously listed in the Inventory

7. Description

Inventory No.

Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The two-story frame home, constructed at the end of the 19th century, has Victorian and Classical Revival style features. There is a front-gable main block on the east side, and a side-gable wing to the west. The house sits at the corner of Baltimore Road and Maple Avenue, on property that includes three platted lots (each measuring approximately 25' x 170') running from Baltimore Road to a rear alley. The front door faces Baltimore Road. Towards the south end of the property, a driveway off of Maple Avenue leads to a mid-20th century two-car frame garage. The alley at the end of this property, which is a continuation of an alley in the adjacent Block 7, links Maple with Grandin Avenue. The house features a steep gable on the front elevation with octagonal wood shingles in the gable end. The predominant cladding material is wood German siding with a broad, flat profile. The full-width front porch is supported by four Tuscan columns. The three-foot wide oak front door is paired, through the trimwork with a half-height window with a stained-glass border. The roof is covered with decorative metal shingles, and there are several small additions to the original house.

315 Baltimore Road



North Elevation



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M26/13/____

Name 315 Baltimore Road
Continuation Sheet

Number 7 Page 1

Comprehensive Description

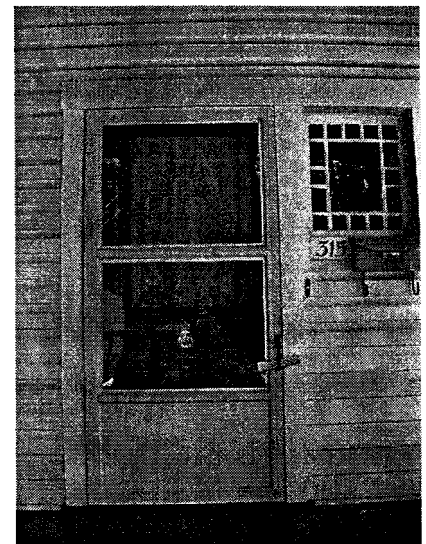
The Victorian-style, two-story wood-frame house was constructed in the last years of the 19th century. The house faces north on its corner property, fronting Baltimore Road. The house is sided with two distinct sets of wood German siding. The original late 19th century siding has a wider bevel than the subsequent “matching” German siding which was used in the 20th century on additions at the rear and west side. The roof is covered with decorative metal shingles, which have been painted as upkeep. The original first floor plan (ca. 690 sf + the front porch) has been only slightly modified over time, and consists of the entry hall with stairway at the front door and kitchen beyond along the west side of the house, and the living room and dining room stacked on the other (east) side. The kitchen has been widened by four feet. Rear additions include a pantry off the southwest corner of the kitchen and a large family room, with powder room, at the southeast corner. A rear porch appears to have been incorporated into these later additions. The second floor has three bedrooms and one full bath off of the hall. The rear bedroom at the southwest corner was expanded by four feet when the kitchen expansion was built, and a closet was added.

Although the full-width front porch gives the appearance of a front block massing with rear ell, the roof plan indicates that the house was built with a long, narrow front gable block on the east side and a matching-width side-gable block to the west. Based on the siding on the rear, it appears that the angle of the side ell was “filled in” at the time of original construction, or soon thereafter, thus providing the square floor plan that was common in the early part of this century.

Facades:

North (front) Façade:

The two-bay front façade consists of a front-gable block on the east side of the house, with a side-gable addition to the west. A frieze board is used to delineate the gable end, which is clad with octagonal wood shingles. This contrasts with the wood German siding on the remainder of the house.¹ The front steps at the northwest corner of the house lead up to a one-story full-width front porch, supported by four Tuscan columns.² The porch ceiling is covered with thin metal panels. The front door is a half-light oversized oak door with decorative reeding and paneling typical of the Eastlake tradition. The door is paired with a half-height window with a colored glass border that illuminates the interior stairhall. The wood trim is flat, although there is an interesting detail as the door frame curves to meet the trim of the hall window. To the left of the front door, there are large paired double-hung wood sash one/one windows that light the living room. This fenestration is matched at the second floor level, with a single window in the west bay, and paired double-hung windows in the east bay. The windows have operable shutters. Paired windows have hinged shutters to make up the correct size of the opening.



¹ The original German siding has a broader bevel than the secondary German siding of a later addition.

² This may not be the original porch, as recent paint stripping revealed vertical “ghosts” of narrow attached pilasters at a width slightly wider than the current porch; and turned columns rather than Tuscan columns would be more typical for a house of this period and design.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

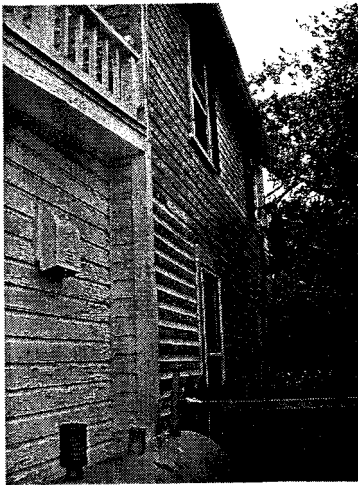
Inventory No. M26/13/___

Name 315 Baltimore Road
Continuation Sheet

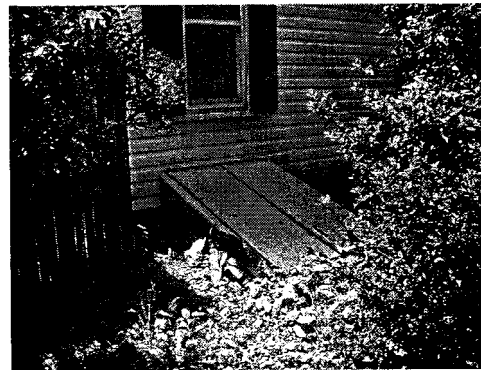
Number 7 Page 2

East (side) Façade:

The East elevation includes the main two-story block and the one-story family room addition. The two-bay front block includes two one/one double-hung wood windows on each floor, aligned, and illuminating the living room and dining room on the first floor, and each of two bedrooms on the second floor. The exterior basement steps, covered with a "bilco" doors for weather protection, are stacked under the south windows. The windows have operable shutters. The family room extends twenty feet off of the original block of the house. The façade is solid, and clad with 20th century German siding. The shallow shed roof has a decorative railing around the perimeter with pineapple finials at the posts.



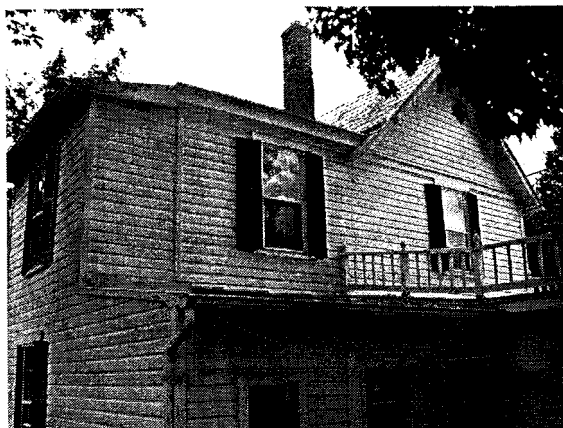
East Elevation,
looking N



East Elevation, basement doors

South (rear) Façade:

The two-bay South elevation consists of the rear gable end of the main east block, and the west- side extension that fills in the ell. Alterations include 1) the large one-story family-room addition at the southeast corner; 2) a shallow shed-roof addition across the remainder of the rear, with a central back door and an enclosed narrow [pantry] room with a single double-hung window to the west of this door; and, 3) a narrow [four feet] two-story addition on the west side, delineated with vertical trim boards. A frieze board is used to delineate the gable end, but the gable end is clad with horizontal German siding, as is the rest of this elevation.



South Elevation

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M26/13/___

Name 315 Baltimore Road
Continuation Sheet

Number 7 Page 3

At the second floor level, there is a single window with operable shutters in the gable end; and, a second window, with operable shutters, in the "infill" portion of the second floor. There is one internal brick chimney at the rear, and a metal flue pipe in the one-story family-room addition.

West (side) Façade:

The West elevation consists of the two-bay front block with a gable end, and the one-bay rear two-story shed roof portion with its one-story shed roof addition. The gable end has a small casement window for ventilation, and is clad with wood octagonal shingles above a frieze board. The windows in the main block are in the south bay, with a typical double-hung one/one window at the first floor level, and a small casement window stacked above that. The rear addition has stacked one/one windows centered in the addition, while the one-story shed addition has no windows on the west façade. All of the double-hung windows have operable shutters.



West Elevation

Maryland Historical Trust

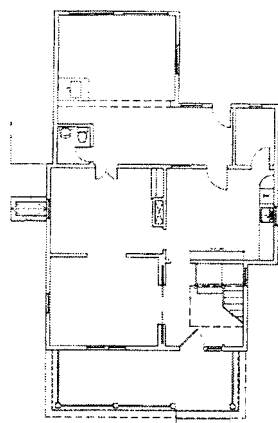
Maryland Inventory of Historic Properties Form

Inventory No. M26/13/___

Name 315 Baltimore Road
Continuation Sheet

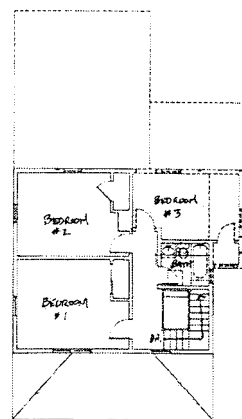
Number 7 Page 4

1st
Floor

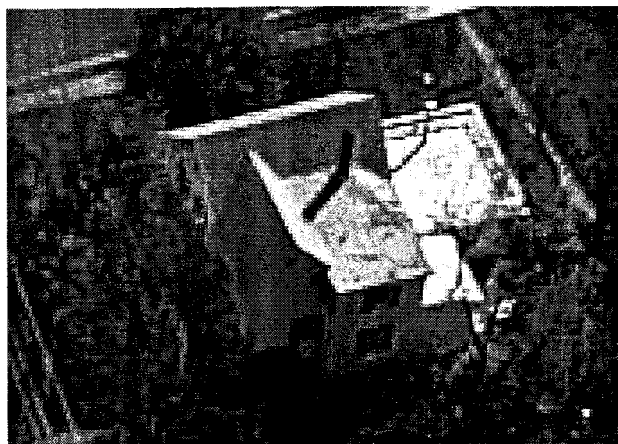


1ST FLOOR PLAN
MAY 1978

2nd
Floor



2ND FLOOR PLAN
MAY 1978



Aerial view of house, looking southeast



Garage, north and east elevations

Environmental Setting:

The environmental setting for the property includes the three platted lots upon which the house sits. The orientation of the house conforms with the neighboring properties along Baltimore Road, with a similar frontyard setback, generous rear and side yards, and the public orientation to Baltimore Road. Maple trees in the front yard and at the southeast corner of the property act as street trees and set off the property from the road. Additional landscaping includes mature foundation plantings around the house, such as the tall holly on the east side. The backyard garden includes landscape walls, brick paths and shrubs. The two-car wood frame garage sits in the southwest quadrant of the site, with an asphalt driveway leading off Maple Avenue. The building is sited in the yard, leaving generous garden space around it. The garage is clad with German siding that matches the secondary German siding on the house. There are two garage doors facing Maple Avenue, as well as a pair of six-light casement windows in the gable end. On the North elevation, a single half-light wood door faces the house and a brick path provides pedestrian access to the garage.

8. Significance

Inventory No. _____

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates

Architect/Builder

Construction dates 1900

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

Constructed at the end of the 19th century, this property is significant under Rockville Criteria I C and D; II A and E. It illustrates the distillation of national trends in design and construction to suit the new middle class buying homes in Rockville's latest subdivisions. As the farmland surrounding Rockville was exchanged for new housing subdivisions,³ a dual vision of the City developed. The City of Rockville continued its role as the County Seat, but also developed as an attractive suburb to Washington, D. C. The Capitol City, in particular, was affected by the Civil Service Act of 1883, which established a permanent federal Civil Service based on merit appointments.⁴ The already established stop on the B&O Railroad line furthered Rockville's expansion, providing access to its healthful⁵ and beautiful country setting, schools, downtown shopping, and other opportunities offered by local city government. The subject property was built in the Rockville Park subdivision, with its narrow lots platted for multiple purchase.⁶ The late 19th century house illustrates the late Victorian use of multiple materials as decoration, including horizontal siding, shaped wood shingles, and stained glass. The property is associated with the longterm ownership of three families: Rabbitt (1895-1922), Ray (1922 – 1957) and Calantonio (1957 – 2004).

³ This is termed "Rockville's Maturation and Expansion as the County Seat (1873 – 1930)" in the City's *Historic Resources Management Plan*, City of Rockville, 1986; historic context #6. See also *Rockville, Portrait of a City* by Eileen McGuckian, chapter Five, p. 65ff.

⁴ See www.ourdocuments.gov, August 24, 2005.

⁵ See Henry Copp's brochure, *Peerless Rockville: What it Offers to Homeseekers and Investors*, 1890. Noting an altitude of 500' and an organized community of about 1500 people, Copp touts Rockville as a destination for "health, wealth, comfort, and moral society."

⁶ Reading sold only a few of the original lots. Danenhower's subdivision provided more opportunities to group the substandard individual lots into a unified property of a size of choice, while also accommodating investment buying.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M26/13/___

Name 315 Baltimore Road
Continuation Sheet

Number 8 Page 1

Narrative

In the late 19th century, Rockville was still a small city surrounded by farmland. However, far from being bucolic “family farms,” the land was held, for the most part, by local city families (i.e., Jones, England, Stonestreet, Breuer, etc.) as investment property.⁷ The ideas that promoted the growth of suburbs were already well publicized by nationally prominent people such as A.J. Downing, and F.L. Olmsted. The construction of country homes and suburban satellite cities was already a national phenomenon.⁸ At the turn of the century, new suburban development was a response to population growth, available capital, industrialization, and new modes of transportation. Rockville was poised for development, although from 1873, when the B&O Railroad opened its station in Rockville, to 1893, the year of a major national economic depression, the City of Rockville annexed only 88 acres.

Genealogy:

The farmland upon which the subject property was built was owned by Dr. E. Stonestreet from 1854 until 1884.⁹ He was a prominent Rockville resident and had grown up along Montgomery Avenue.¹⁰ On May 24, 1884, Dr. and Mrs. Stonestreet sold the 28-5/8 acres of farmland to a Washington, D. C. entrepreneur, William Reading, for \$4,293.75.¹¹ While he never lived in Rockville, Reading’s son Joseph became a prominent citizen, working as a local druggist and serving as Mayor from 1896-1898. Reading was businessman, however, and he subdivided this farmland into fifty-six lots in 1884. The plat was actually recorded in 1888, and a few lots were sold.¹² In 1890, Reading sold the entire subdivision to Washington and Mary Frances Danenhower of Washington, D. C. The Danenhowers immediately resurveyed the property and changed the size and number of individual lots while following the general layout of streets and alleys. The re-subdivision was platted as “Rockville Park” in 1890.¹³

The subject property includes Lots 24, 25, and 26 in Block 3 of Rockville Park. Lot 24 was sold by Washington Danenhower to Madeline Paglinghi for \$150 (September 29, 1892).¹⁴ Lot 26 is the corner lot, and Lots 25 and 26 were sold by Washington and Mary Frances Danenhower to Mary A. Triplett of Washington City (October 17, 1893) for \$300.¹⁵ She held the lots for a short while, and sold them to a local Rockville resident, William F. Rabbitt, (April 13, 1895) for \$10.¹⁶ The house, constructed in the middle of the two lots across lot lines, was probably built soon after.

⁷ A good close-by example is the Kensington subdivision, platted [by Brainard H. Warner] on land purchased from Spencer C. Jones [a prominent Rockville citizen and Mayor of Rockville from 1898 – 1902].

⁸ See A.J. Downing (*Cottage Residences*, 1842); and, Frederick Law Olmsted (i.e., 1873 planning the grounds for the US Capitol). Tuxedo Park, New York, is a good example. Note suburban vision is based on both the “private estate” and the “small town ideal.”

⁹ Dr. Edward E. Stonestreet and his wife Martha R. Stonestreet owned 60 acres of land in and about Rockville in 1879, as noted in the *Atlas of Fifteen Miles Around Washington*, published by G. M. Hopkins, 1879, p. 18.

¹⁰ While his medical office remained on his parents’ property, at the corner of Monroe Street and Montgomery Avenue, Dr. Stonestreet and his wife and children lived on Jefferson Street near the Rockville Academy.

¹¹ E.B.P. 32/225.

¹² See Block 2 of the Rockville Park subdivision.

¹³ JA 17/268

¹⁴ JA34/326.

¹⁵ JA40/240.

¹⁶ JA49/21.

Maryland Historical Trust

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Subsequently, William F. Rabbitt bought lot 24 in a tax sale for state taxes (August 27, 1906).¹⁷ Thus, by August of 1906, William F. Rabbitt owned all three lots of the subject property. The Rabbitts owned this property until 1922, when William F. Rabbitt and his wife, Alice sold it to Eleazar and Eliza Earp Ray. By this time, the Rabbitts were living in Boston, Massachusetts.¹⁸

The property was located at the corner of Baltimore Road and Olive Street.¹⁹ The house was built on both Lot 25 and Lot 26, across lot lines. There may or may not have been outbuildings on the property at this time. By 1897, public water and electricity was available from Rockville's Pumping Station and Electric Plant [the Pump House on S. Horners Lane]. Rather than use wells and privies, interior water closets and bathtubs were becoming the "norm." In addition, with the downtown Rockville and the B&O Railroad station within easy walking distance a couple of blocks away along Baltimore Road, stables and carriage houses were becoming outdated.²⁰

The City of Rockville had expanded across the railroad tracks, along the old road linking Rockville to Sandy Spring and, ultimately, to Baltimore. Rockville Park was the first subdivision laid out east of the tracks and along the south side of Baltimore Road.²¹ There was a change in subdivision philosophy between the original planning in 1884 and the re-subdivision in 1890. The original platting was undertaken by an older, experienced entrepreneur towards the end of his life. His subdivision, *Reading's 1st Addition to Rockville*, called for only fifty-two lots, with lots averaging around 15,000 sf. Subdivisions that were accessed mainly by railroads were seen as somewhat exclusive by virtue of the cost of daily commuting. The large lots were meant to attract the upper class.²²

When the Danenhowsers took over this subdivision, however, new ideas were in play. The 1883 passage of the Pendleton Act created a large increase in the number of federal employees.²³ This new middle class wanted to own their own homes out in the country, even if the scale was less than an "estate." In addition, trolleys were being built at this time in Montgomery County, providing affordable daily transportation for the new office workers. Starting in the late 1880s with lines to Chevy Chase and Bethesda, and reaching Rockville in 1900, trolley lines were more accessible to the middle class and helped to expand the area of residential development farther out from Washington, D. C. The re-subdivision of *Reading's 1st Addition to Rockville* required only minor adjustments in the streets and alleys to accommodate the 208 lots. Each lot sold for approximately \$150, but the purchase of multiple lots for home building was expected. When single lots were purchased for investment, they typically would eventually be sold to an adjacent property owner to increase their yard size, as was the case with the subject property.

Even as the City followed national trends of development, transportation and investment with its expansion, the individual history of this property illustrates the inherent character of Rockville as a small town where multi-generational families lived. The sales record of the property reveals the inter-related patterns of families with longterm associations with Rockville and Montgomery County. Familiar are the Rabbitt, Bogley, Ray, Ward, Parsley, and Butt families, amongst others. Eleazar Ray and his wife Eliza bought the

¹⁷ 190/251. William F. Rabbitt is listed in the 1900 census as a telegraph operator.

¹⁸ 320/422; 320/424 – on September 19, 1922.

¹⁹ There is some variation for street names on the official plats: i.e., what is today "Maple Avenue" was platted in 1888 as "Olive Street" in *Reading's 1st Addition to Rockville*, and renamed "Maple Avenue" in the *Rockville Park* subdivision. However, the 1924 *Sanborn* map shows this side street as "Olive Street." By 1949, as recorded on the 1949 *Sanborn* map, the street was known as "Maple."

²⁰ Henry Ford built his first gasoline-powered car in 1896, and began production of his Model T in 1908.

²¹ Both Reading and Danenhower platted a change of name for Baltimore Road to "John Street." However, the 1924 *Sanborn* Map shows "Baltimore Road." Other changes include "Olive Street," shown on the 1924 *Sanborn*, is renamed "Maple" by 1949 (as shown on the 1949 *Sanborn* map).

²² National Register Bulletin, *Historic Residential Suburbs*, David L. Ames and Linda Flint McClelland, 2002, p. 16.

²³ From 20,000 in 1828; to 130,000 in 1884. Pendleton Act (1883) www.ourdocuments.gov, August 24, 2005.

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house in 1922. They were elderly by this time, with children in their 40s.²⁴ At her father's death, Lillie Ray Bogley and her husband, Walter, bought the house to help her mother and two unmarried sisters.²⁵ In 1927, the Bogleys deeded the property to Lillie's mother, Eliza, and her sisters, Blanche and Anola, for their residence.

Evidently the death of Eliza Ray involved settling the estate with transfer of the deed directly to the two sisters, Blanch and Anola, in 1931. Their aunt, Agnes V. Ward, helped out, and, with two separate transactions on the same day, the property was deeded to Blanche and Anola Ray. The two sisters lived at the subject property on Baltimore Road until their deaths. When Blanche Ray died July 28, 1956 unmarried, her property was to go to her sister Anola Ray; but Anola Ray had already died. The property, therefore, passed to their heirs: Nellie Ward Parsley, Lester Ray Bogley Lillie Belle Bogley, Russel Bogley.²⁶ The heirs were evidently settled in other homes, and on July 31, 1957, they sold the house to Erven W. Butt and G. Hansen Watkins. Two months later, on September 13, 1957, the property was sold to Dominick Calantonio and Virginia Lee Calantonio.

The Calantonios moved into the Rockville area in the 20th century. There are many relations in Rockville and 905 Veirs Mill Road (originally with several acres of ground) was seen as the family center.²⁷ Dominick Calantonio was well-known in Rockville, and lived down the street from the Ray sisters. When they passed away, Mr. Calantonio bought the property. This property served as their home for over 45 years. It was only sold after Mr. Calantonio passed away and Mrs. Calantonio moved into a nursing home, finding it too difficult to manage on her own. Once the family made the difficult choice to sell, a neighbor once again bought the property. Richard and Catherine Eig have lived just a few doors down from the property for several years, and now they are making some necessary repairs and repainting the house.

²⁴ Their four daughters were Iredel (Annie), Mary Priscilla Blanche, Lillie Moore, Agnes Virginia and Marbury Annolea. Walter Moore Bogley had married Lillie Moore Ray in 1903. Annie had married a cousin, John Pius Ray; and Agnes Virginia had married Henry Harrison Ward. The other two sisters, known as Blanche and Annolea, never married.

²⁵ Walter and Lillie Ray Bogley bought other properties in East Rockville for investment, including 21 lots in the newly platted Croydon Park in 1924. In 1926, they bought a 6 acre farm from her sister, Annie I and her husband.

²⁶ Lester Ray Bogley, Lillie Belle Baker, Russell Bogley were Walter and Lillie Ray Bogley's children; Nellie Ward Parsley was related to Agnes Virginia Ray Ward.

²⁷ Information provided by Mrs. Philip Calantonio (telephone conversation, 9-2-05).

9. Major Bibliographical References

Inventory No. _____

Montgomery County Land and Plat Records.

Montgomery County Historical Society records: genealogies of Rabbitt, Ray, Bogley, Ward, and Haney families.

Sanborn Insurance Maps

Historic Residential Suburbs (National Register Bulletin), David L. Ames and Linda Flint McClelland, 2002.

10. Geographical Data

Acreage of surveyed property 12,750 s.f.

Acreage of historical setting .3 Acres

Quadrangle name Rockville

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Rockville Park, Block 3, Lots 24, 25, 26.

11. Form Prepared by

name/title	Robin D. Ziek, Historic Preservation Planner		
organization	City of Rockville	date	September 8, 2005
street & number	111 Maryland Avenue	telephone	240-314-8500
city or town	Rockville	state	MD, 20850

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



Nomination of Property for Local Historic Designation

Property Address: 315 BALTIMORE RD, ROCKVILLE, MD

Your Name: RICHARD & CATHERINE EIG

Are you the property owner? Yes X No

If you are not the owner, please list the name and mailing address of the owner(s):

If you are not the owner, please explain your relationship to the property: _____

Your mailing address if different from above:

Daytime telephone number: 240-777-4703 Home telephone: 301-315-0675

Property Type: Single-family residence X Commercial Building _____
Other _____

Year Built (if known): 1895

Architect/Builder (if known): _____

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Peerless Rockville

Yes HAS THIS No

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes X No

I hereby nominate the property at 315 BALTIMORE RD, ROCKVILLE to be evaluated for local historic designation based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance. I have been provided with information on the responsibilities and benefits of owning historically designated property.

Signature Catherine McAlpine Eig Date 5/10/05

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received 5/10/05 Assigned to ROBIN D. ZIEGLER



HISTORIC PRESERVATION LTD.
FOUNDED 1974

September 15, 2005

Rockville Historic District Commission
City Hall
Rockville, Maryland

Dear Mr. Van Balgooy and Members of the HDC:

Peerless Rockville supports the nomination by its owners of the house at 315 Baltimore Road as a Rockville Historic District.

The Queen Anne style house, constructed in 1895, meets Rockville criteria for designation. It is an excellent representative of the early development of Rockville Park, which followed the arrival of the B&O Railroad in Rockville.

Under the long-time ownership of Virginia and Nick Calantonio, 315 Baltimore Road was a familiar place to Peerless Rockville. The Calantonios lived here from 1957 until recently, and they had retained original exterior and interior features, restored the woodwork, decorated with Ginny's handiwork, and showed off Nick's collections of children's cars and Maryland license plates. Native flowers from Ginny's garden graced Peerless tables for numerous events, and the Calantonios opened their lovely home many times for Progressive Dinners and meetings.

Thank you for your consideration.

Sincerely,

Suzanne E. Fisher
Representing Peerless Rockville

Cc: Phyllis Marcuccio, President, ERCA